

Memorandum

To: Ron Santos, Senior Planner

Cc: Dennis Jue, Deputy City Engineer

Prepared Under

Direction of: Tim D’Zmura, Interwest Consulting Group

From: Steven Palmer, Interwest Consulting Group

Date: February 14, 2012

Subject: **Serrano Highlands (SDP 2008-11) VTTM 15594 TM**

As requested, I prepared this memo to confirm that the current version of the tentative map has been revised to address the following comments from my memo dated August 16, 2011:

1. “The map proposes a centerline radius on ‘G’ Street of 175 feet. This does not conform to Section 203.2, Standards for Curvature, Page 200-2 of the Orange County Highway Design Manual. Per the Highway Design Manual, the design radius shall be 250 feet. Revise map or provide an engineering analysis justifying the need for the deviations. This analysis needs to be based on sound engineering principles and may need to involve a discussion of design alternatives. This should be in the form of a letter report. Refer to Section 7.08.155 of the Lake Forest Municipal Code for more details.
2. The map proposes a line of sight on ‘G’ Street of 130 feet. This does not conform to Orange County Standard Plan 1117, Intersection Sight Distance. Per the standard plan, the sight distance for an un-signalized street intersection is 280 feet. Revise map or provide an engineering analysis justifying the need for the deviations. This analysis needs to be based on sound engineering principles and may need to involve a discussion of design alternatives. This should be in the form of a letter report. Refer to Section 7.08.155 of the Lake Forest Municipal Code for more details.”

In response to these comments, the applicant revised the alignment of G Street in order to meet City standards. The current tentative map submittal reflects this revised alignment.